



**PLACER COUNTY  
COMMUNITY DEVELOPMENT / RESOURCE AGENCY  
Environmental Coordination Services**

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11414 B Avenue/Auburn, California 95603/Telephone (530) 886-3000/FAX (530) 886-3080  
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**NOTICE OF AVAILABILITY AND  
NOTICE OF PUBLIC SCOPING MEETING**

**Date:** February 17, 2006

**To:** State Clearinghouse  
Public Agencies  
Trustee Agencies  
Interested Parties

**From:** Placer County Community Development / Resource Agency  
Environmental Coordination Services

**Subject:** **Notice of Preparation of a Draft Environmental Assessment/ Environmental Impact Report (EA/EIR) For the Tahoe Vista Partners LLC's Affordable Housing and Interval Ownership Development (Sandy Beach, Tahoe Vista)**

Placer County and the Tahoe Regional Planning Agency (TRPA) will be the lead agencies and will prepare a joint document serving as an environmental assessment (EA) prepared in accordance with TRPA's Code of Ordinances, and an environmental impact report (EIR) prepared in accordance with the California Environmental Quality Act (CEQA). We need to know your views as to the scope and content of the environmental information which is germane to your interests or statutory responsibilities in connection with the proposed project. If you represent an agency, your agency will need to use the EA/EIR prepared by Placer County and TRPA when considering your permit or other approvals for the project.

The Notice of Preparation (NOP) is available upon request from the Placer County Environmental Coordination Services located at 11414 B Avenue, Auburn, CA (530) 886-3000, at the Placer County Planning Department office located at 565 West Lake Boulevard, Tahoe City, CA (530) 581-6280, and is available online on Placer County's website at [www.placer.ca.gov/planning](http://www.placer.ca.gov/planning) (under Draft Environmental Documents). A copy is also available for review at the Kings Beach Library located at 301 Secline Street, Kings Beach, CA. If you receive this notice, you will also receive a Notice of Availability of the Draft Environmental Impact Report.

**Public Scoping Meeting:** The Placer County Planning Department will hold a Public Scoping Meeting in connection with the proposed project. The Scoping Meeting will be held to receive comments from the public and other interested parties and agencies regarding the issues that should be addressed in the Environmental Impact Report. The Scoping Meeting will be held on **Tuesday, February 28, 2006 at 2:00 p.m. in the Pioneer Commerce Center, located at 10825 Pioneer Trail, Suite 105, Truckee, CA 96161.**

**NOP Comment Period:** Written comments are due no later than **March 22, 2006 by 5:00 p.m.** Please send your written comments to:

Lori Lawrence  
Environmental Coordination  
11414 B Avenue  
Auburn, CA 95603

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**Summary of Project Description:** The proposed project would include 45 tourist accommodation units (TAUs) or fractional units, a clubhouse/administration building, and 10 affordable residential housing units on approximately 6.2 acres.

**Project location:** The project is located at 6873 North Lake Boulevard and is within the unincorporated portion of Placer County, California, in the Tahoe Vista area. The site is located approximately 250 feet north of Lake Tahoe and less than one-quarter mile west of the intersection of California State Route (SR 28) and National Avenue. (See attached exhibits)